

PHILIPS BUSINESS CENTER

Bldg 2 | 7662 Philips Highway, Suite 21-24 | Jacksonville, Florida



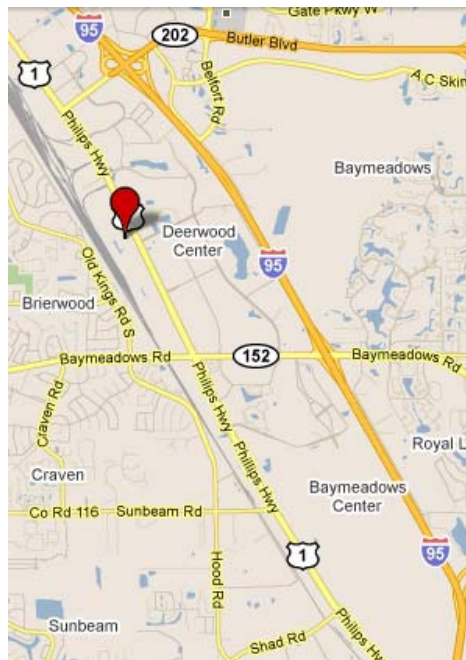
WAREHOUSE SPACE AVAILABLE FOR LEASE

16,700 SF
AVAILABLE

Great Southside
Location with
Excellent Access
to I-95 and US1

PROPERTY FEATURES

- Available: 16,700 SF
- Office Space: +/- 3,000 SF
- CAM: \$1.49 PSF (2011 Est.)
- 20' clear height
- Zoning: IL
- Wet sprinkler system
- 4 dock doors and 1 ramp
- Located on the Southside of Jacksonville



For Leasing
Information Contact:



Hallmark Partners, Inc.
6675 Corporate Center Pkwy., Suite 100
Jacksonville, Florida 32216
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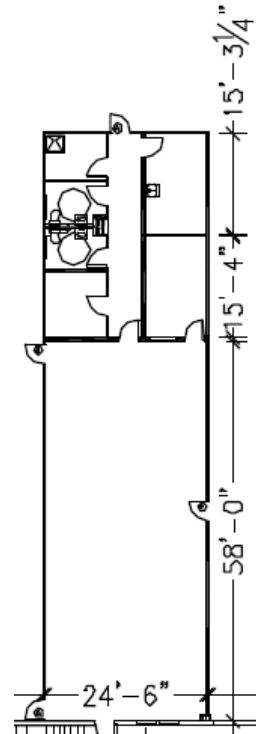
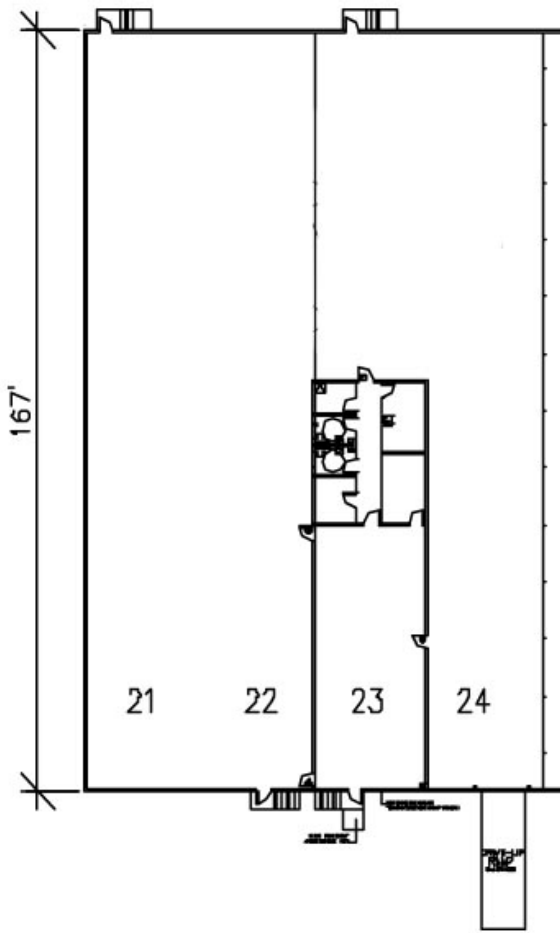
Christian Harden
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EASTGROUP
PROPERTIES

Philips Business Center

Warehouse Space Available For Lease

Bldg 2 | 7662 Philips Highway, Suite 21-26 | Jacksonville, FL



HallmarkPartners
BUILDING RELATIONSHIPS.

EASTGROUP
PROPERTIES

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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.) No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.